



Order under Section 77 Residential Tenancies Act, 2006

File Number: LTB-L-045402-26

In the matter of: 1201, 360 ASSINIBOINE RD
NORTH YORK ON M3J1L3

Between: York University Landlord

And

Mohammad Sarsazi Tenant

York University (the 'Landlord') applied for an order to terminate the tenancy and evict Mohammad Sarsazi (the 'Tenant') because the Tenant entered into an agreement to terminate the tenancy.

This application was considered without a hearing being held.

Determinations:

1. The Landlord and Tenant entered into an agreement to terminate the tenancy as of April 30, 2026, and the Tenant did not move out of the rental unit by the termination date set out in the agreement.
2. Since the Tenant did not move out of the rental unit by the termination date, the Landlord was required to file the application to obtain vacant possession. Therefore, the Tenant is responsible for paying the Landlord for the \$186.00 application filing fee incurred.
3. Section 37(5)(6) of the Act states:
 - (5) An agreement between a landlord and tenant to terminate a tenancy is void if it is entered into, (a) at the time the tenancy agreement is entered into; or (b) as a condition of entering into the tenancy agreement. 2006, c. 17, s. 37 (5).
 - (6) Subsections (4) and (5) do not apply to rental units occupied by students of one or more post-secondary educational institutions, (a) in a residential complex owned, operated or administered by or on behalf of the post-secondary educational institutions; or (b) in a residential complex where a non-profit housing co-operative provides housing units primarily for post-secondary students. 2013, c. 3, s. 25.
4. I accept the parties were able to enter an agreement to terminate the tenancy at the beginning of the tenancy under subsection 37(6).

It is ordered that:

1. The tenancy between the Landlord and Tenant is terminated. The Tenant must move out of the rental unit on or before June 9, 2026.
2. If the unit is not vacated on or before June 9, 2026, then starting June 10, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced.
3. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord on or after June 10, 2026.
4. The Tenant shall pay to the Landlord \$186.00, for the cost of filing the application.
5. If the Tenant does not pay the Landlord the full amount owing on or before June 9, 2026, the Tenant will start to owe interest. This will be simple interest calculated from June 10, 2026 at 4.00% annually on the balance outstanding.

May 29, 2026
Date Issued

Trish Carson

Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

The tenant has until June 8, 2026 to file a motion with the LTB to set aside the order under s.77(6) of the Act. If the tenant files the motion by June 8, 2026 the order will be stayed and the LTB will schedule a hearing.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on December 10, 2026 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.